

Old Derby Road

Ashbourne, DE6 1BN



Recently redecorated two-bedroom detached bungalow in Ashbourne offered with no upward chain set on a spacious corner plot within easy access to amenities. Features include gas central heating and double glazing. Ideal for those seeking single-storey living.

£285,000



John German 

This two-bedroom detached bungalow presents an exceptional opportunity for those seeking to downsize or desire the convenience of single-storey living. Recently redecorated, the property boasts a fresh feel, ready for immediate occupancy with the benefit of no upward chain. Set on a generous corner plot, the bungalow offers spacious outdoor space. Its desirable location adds to the attractiveness within easy walking distance to local amenities and bus routes, offering convenience on your doorstep.

The property is sold with the benefit of gas fired central heating and sealed unit double glazed windows in UPVC frames throughout and no upward chain.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park. With easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities, within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

A UPVC door provides access to into the entrance porch which in turn has a wooden door opening into the reception hallway with doors off to the bedrooms, sitting room, bathroom and kitchen.

Walking into the kitchen, it has rolled edge preparation surfaces with inset composite sink with adjacent drainer and chrome mixer tap over with tile splashback surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, there is also a integrated fridge with adjacent freestanding space for a freezer and an electric oven with four ring gas hob with extractor fan canopy. There are complimentary wall mounted cupboards, one of which houses the Worcester Combi boiler and a door leading into the utility/conservatory.

The utility room has rolled edge preparation surfaces with appliance space and ventilation for a tumble dryer with adjacent cupboards and wall mounted cupboard housing electric meter. An opening leads to a conservatory area with UPVC windows to side and UPVC sliding door providing access to the rear garden.

Moving into the sitting room that has a dual aspect with a window to side and bay window to rear with an electric fire forming the focal point of the room (could be reconnected to the mains gas as there is a pipe in place).

Bedroom one is also dual aspect with window to side and bay window to front with the second double bedroom also having a bay window to the front.

The bathroom has a pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome hot and cold taps and electric shower over with glass shower screen. There is an electric extractor fan and chrome ladder style heated towel rail.

Outside to the front of the property is a spacious tarmac driveway providing ample off-street parking for multiple vehicles which gives way to a well-presented laid lawn with bark chipping and herbaceous borders. To the side of the property is a useful carport and to the rear of the property is a lawned garden with a further lawn area to the side, and two timber sheds.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

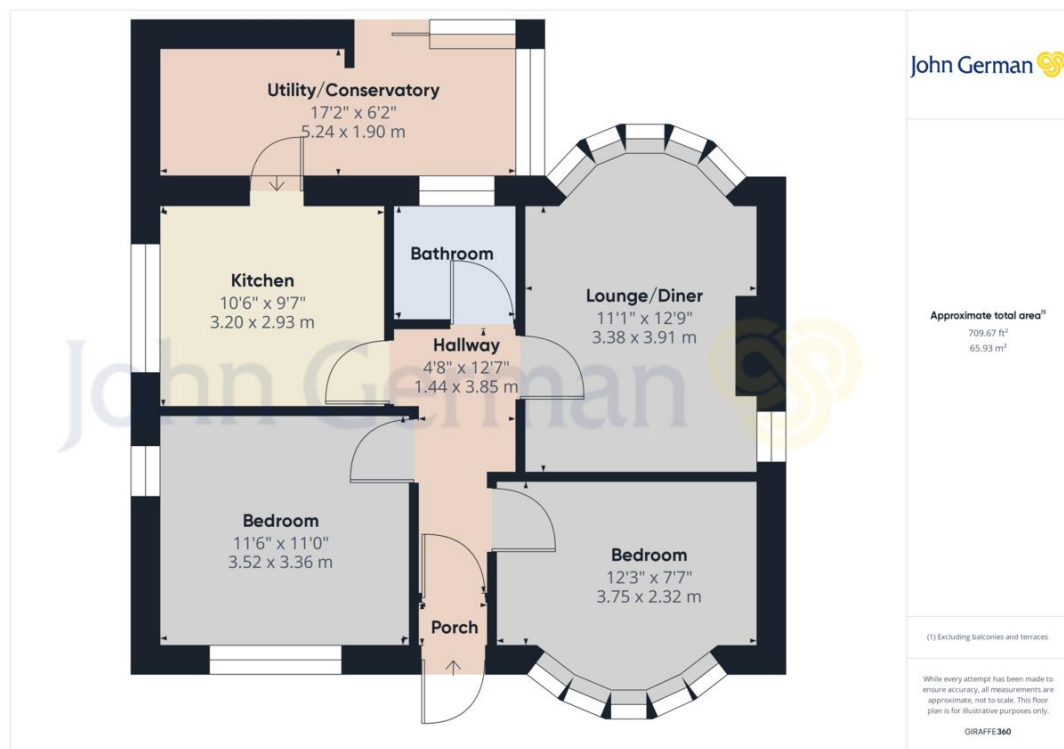
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/290424

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent